



Development Services Department
55 E. Moore Street
Walla Walla, WA 99362
(509) 524-4710

Notice of Decision

File# SPL-22-0007

Notice is hereby given on this date, **December 22, 2022**, of issuance of a Short Plat Notice of Decision per Walla Walla Municipal Code Section 20.14.090 for the following project described below.

1. Applicant: Eben Corliss, President for the Provenance Homeowners Association Board of Directors, 1302 Puyallup Street, Suite A, Sumner, WA 98390.
2. Application filing date: June 2, 2022
3. Date that application was determined to be substantially complete: October 11, 2022
4. Location of proposed action: Provenance Planned Unit Development (PUD), generally located east of East Alder Street and Wallace Street, Adjacent to Provenance Loop, Chardonnay Court, Reserve Way, Champagne Way, Noble Court, Grapevine Place, and Claret Court.
5. Description of proposed action: The applicant is requesting a short plat of the Provenance Planned Unit Development (PUD) open space/common area tract, which would create two separate open space/common area tracts. This short plat does not create any additional residential lots or alter the common areas. To remain in compliance with the conditions of approval for the original and subsequent phases of the Planned Unit Development, the open space/common area tracts will remain accessible and for the benefit of all the combined current and future homeowners within the Planned Unit Development.

The City of Walla Walla Development Services Department received and processed an application for a Short Plat. The application has been processed under Level II review per Walla Walla Municipal Code Chapter (WWMC) 19.24.010. Walla Walla Municipal Code Chapter 20.46, Site Plan Review Committee, states applications before the Site Plan Review Committee (SPRC) shall be reviewed and evaluated based upon city-adopted policies, programs, and ordinances, and shall be in keeping with the Walla Walla Comprehensive Plan.

In reviewing this application and other information related to this proposal, the approving authority has considered and incorporates by reference the following identified existing and submitted environmental documents: Determination of Non-Significance, May 30, 2002, amended Mitigated Determination of Non-Significance MDNS, August 28, 2002, Mitigated Determination of Non-Significance MDNS, November 16, 2010.

Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. These documents are located at the offices of the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla, Washington, and have been available for public review during all applicable comment periods on this proposal.

Based upon review of the application and other materials incorporated herein, the City of Walla Walla Development Services Director approves the proposal and hereby issues a preliminary short plat approval conditioned upon compliance with the Walla Walla Comprehensive Plan elements, Walla Walla Municipal Code Titles 12, 13, 19, 20, and 21 and as further detailed in the Short Plat Staff Report dated December 22, 2022, and includes the following conditions of approval:

1. Approval of this Preliminary Short Plat is based upon compliance with the project description as provided in the application submitted and the Conditions of Approval set forth below. Any deviations from the project description, exhibits, timing, or conditions must be reviewed and approved by the City of Walla Walla for conformity with this approval. Any change from these may require approval of changes to the permit and/or environmental review. Attached to this decision is a copy of the Short Plat survey and is hereby approved, as depicted.
2. Both open space/common area tracts, created from the one open space/common area tract, are subject to the open space/common area provisions, as contained in the conditions of approval for the Provenance Planned Unit Development and shall be available for access and enjoyment of the current and future Planned Unit Development residents.

APPEAL:

This decision may be appealed as provided in Walla Walla Municipal Code 20.22.060 and 20.38 by filing a written appeal in the form required by Walla Municipal Code section 20.38 with the City of Walla Walla Development Services Department located at 55 E. Moore St., Walla Walla, WA 99362, within fourteen (14) days after service of this Notice of Decision. **Appeals must be filed by no later than January 9, 2023, at 5:00 p.m.**, and they shall not be deemed to be filed until they are actually received by the Development Services Department. All matters appealed must be consolidated into one appeal.

AFFECTED PROPERTY VALUATION:

Under Walla Walla Zone Code Section 20.14.090, affected property owners may submit to the Walla Walla County Assessor request to change their property's valuation for property tax purposes notwithstanding any program for revaluation.



J Preston Frederickson, Development Services Director